



**US Army Corps
of Engineers.**

Vicksburg District

4155 Clay Street

Vicksburg, MS 39183-3435

www.mvk.usace.army.mil



Public Notice

APPLICATION NO.:	TAM-MVK-2006-1904
EVALUATOR:	Tonya Myrick
PHONE NO.:	(601) 631-7528
FAX NO.:	(601) 631-5459
E-MAIL:	Tonya.Myrick@mvk02.usace.army.mil
DATE:	February 16, 2007
EXPIRATION DATE:	March 9, 2007

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District, and the Louisiana Department of Environmental Quality, Office of Environmental Services are considering an application for a Department of the Army permit and State water quality certification for the work described herein. A water quality certification is required in accordance with statutory authority contained in the LRS 30:2074 A(3) and provisions of the Clean Water Act. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-OD-F, at the above address, and the Louisiana Department of Environmental Quality, Office of Environmental Services, Post Office Box 4313, Baton Rouge, Louisiana 70821-4313. The Louisiana Department of Environmental Quality has a copy of the application on file in their office in Baton Rouge and may be inspected at any time between 8:00 a.m. and 4:30 p.m. weekdays. Copies may be obtained from the Louisiana Department of Environmental Quality upon payment of cost of printing. The Louisiana Department of Environmental Quality will make a final decision on the water quality certification pertaining to this application within 30 days after expiration of this notice.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:

Mr. Joe Holyfield
Holyfield, Incorporated
2371 Tower Drive
Monroe, Louisiana 71201

Name of Agent:

Mr. Bart Pittman
Pittman Environmental
Services, L.L.C.
Post Office Box 16296
Hattiesburg, Mississippi 39404

Location of Work: Sections 53, T18N-R4E, latitude 32° 31' 38", longitude 92° 05' 55", within the Ouachita River drainage basin, Ouachita Parish, Monroe, Louisiana.

Description of Work: (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit to mechanically clear and place fill material into wetlands for the construction of a 15,014-square-foot professional office building. The purpose of the proposed project is to provide office space for professionals looking to locate along Tower-Armand Drive.

The project site is approximately 2.52 acres in size, with approximately 0.47 acre of forested wetlands. Of this total, only 0.20 acre would be cleared and filled for construction of an office building and 2 parking areas.

Dominant plant species include hickory, water oak, cypress, red maple, winged elm, and poison ivy. The soil types on the property are Perry Clay and Hebert Complex, which are classified as hydric soils.

Areas of the site would be mechanically cleared and the woody vegetation would be harvested for lumber and pulpwood. Approximately 2,820 cubic yards of clean commercial fill would be placed on the project site as a base material. The landscaped and unpaved areas would have 151.0 cubic yards of topsoil, the paved portions of the property would have 204.0 cubic yards of asphalt.

The placement of dredged and/or fill material in waters of the United States associated with the mechanized land clearing and construction requires a Department of the Army Permit.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: An initial review indicates that the proposed project would not affect any of the sites in Ouachita Parish listed in the National Register of Historic Places. Copies of this notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes and other interested parties for comment on potential effects to cultural resources that could result from this activity.

Endangered Species: Our initial finding is that the proposed work would not affect any endangered species or their critical habitat. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements.


Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project.

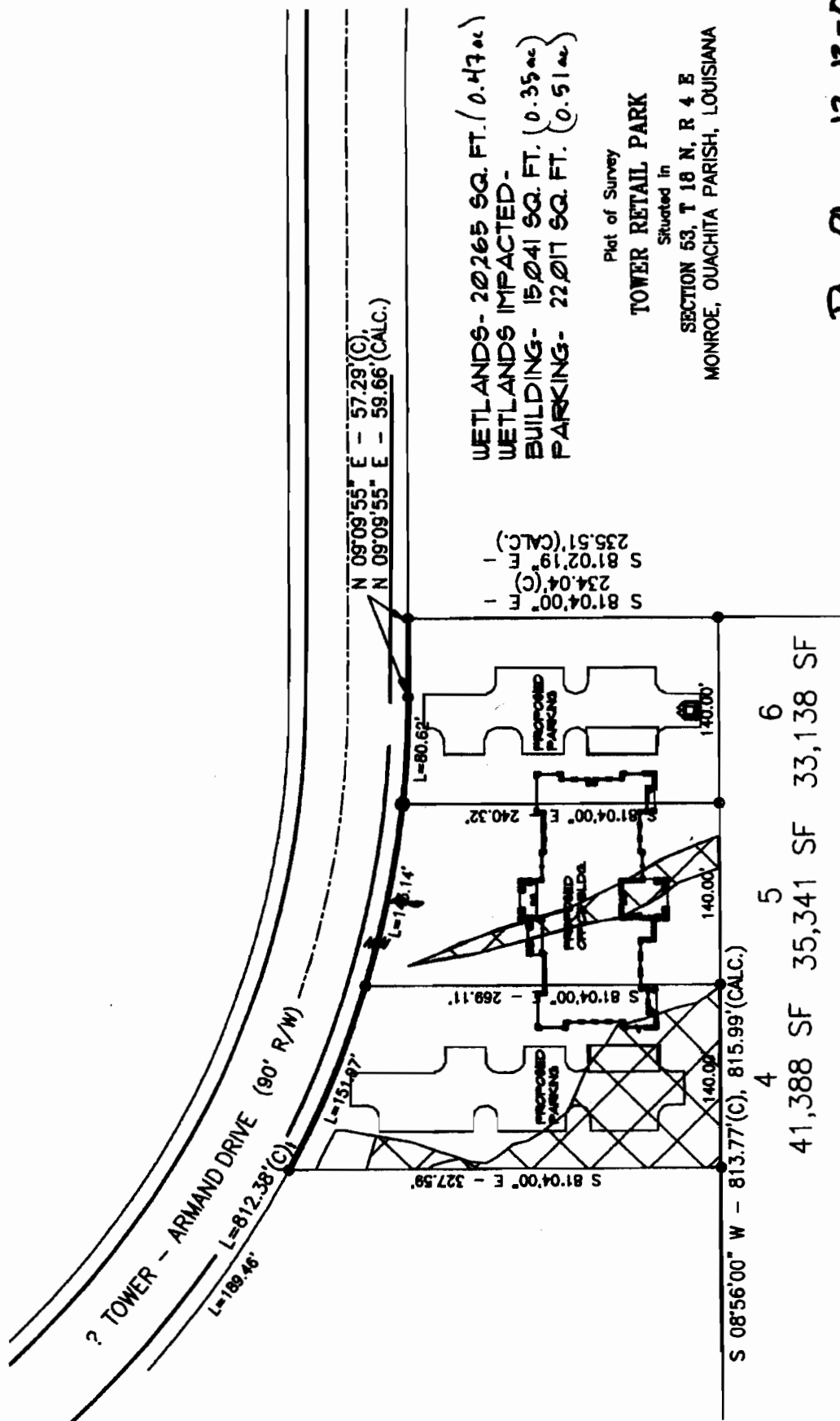
All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/offices/od/odf/main.asp>, or go directly to the Final Permit Actions web page at <http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/MonthlyNotice/pnmain.asp>.


Anne S. Woerner
Acting Chief, Evaluation Section
Regulatory Branch

Plot Plan - Lots #4, #5, #6



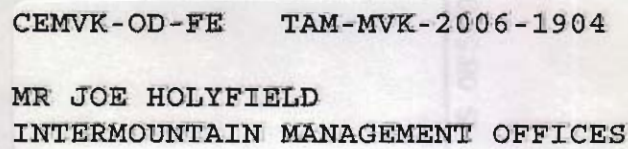
Plot Plan - 12-12-06

12/12/06 *efb*

CEMVK-OD-FE TAM-MVK-2006-1904

MR JOE HOLYFIELD
INTERMOUNTAIN MANAGEMENT OFFICES

IMPACTED WETLANDS



MR JOE HOLYFIEL

CEMVK-OD-FE T

41,388 SF 35,341 SF 33,138 SF

6

5

4

56'00" W - 813.77'(C), 815.99'(CALC.)

140.00'

140.00'

140.00'

140.00'

S 81°04'00" E - 327.59'

L=151.87'

L=812.38'(C)

L=188.46'

? TOWER - ARMAND DRIVE (90' R/W)

TREE RETENTION AREA (ADDING MORE NATIVE PLANTS)

PROPOSED PARKING

PROPOSED PARKING

PROPOSED PARKING

S 81°04'00" E - 234.04'(C)
S 81°02'19" E - 235.51'(CALC.)
N 09°09'55" E - 57.29'(C)
N 09°09'55" E - 59.66'(CALC.)

WETLANDS- 20265 SQ. FT.
WETLANDS IMPACTED-
BUILDING- 15041 SQ. FT.
PARKING- 22017 SQ. FT.

Plat of Survey
TOWER RETAIL PARK
Situated in
SECTION 53, T 18 N, R 4 E
MONROE, OUACHITA PARISH, LOUISIANA

Possible "Future" Parking Lot Expansion

TREE RETENTION AREA (ADDING MORE NATIVE PLANTS)

2. TOWER - ARMAND DRIVE (90' R/W)
L=812.38'(C)
L=189.46'

189.48

$L=812.38'(C)$

L-151-97.

N 09°09'55" E - 57.29' (C).
N 09°09'55" E - 59.66' (CA)

29' (C),
66' (CALC.)

S 81°04'00" E - 327.59'

0.62

S 81°04'00" E - 234.04'(C)
S 81°02'19" E - 235.51'(CALC.)

S 81°02'19" E - 235.51'(CALC.)

WETLANDS- 20265 SQ. FT.
WETLANDS IMPACTED-
BUILDING- 15041 SQ. FT.
PARKING- 22017 SQ. FT.

WETLANDS IMPACTED-

BULDING- 15041 SQ. FT.

PARKING- 22017 SQ. FT.

Plat of Survey
TOWER RETAIL PARK
Sited in
SECTION 53, T 18 N, R 4
MONROE, OUACHITA PARISH, LOUISIANA

56°00" W - 813.77'(C), 815.99'(CALC.)

4

40

cc

41,388 SF 35,341 SF 33,138 SF

POSSIBLE "FUTURE" PARKING LOT EXPANSION

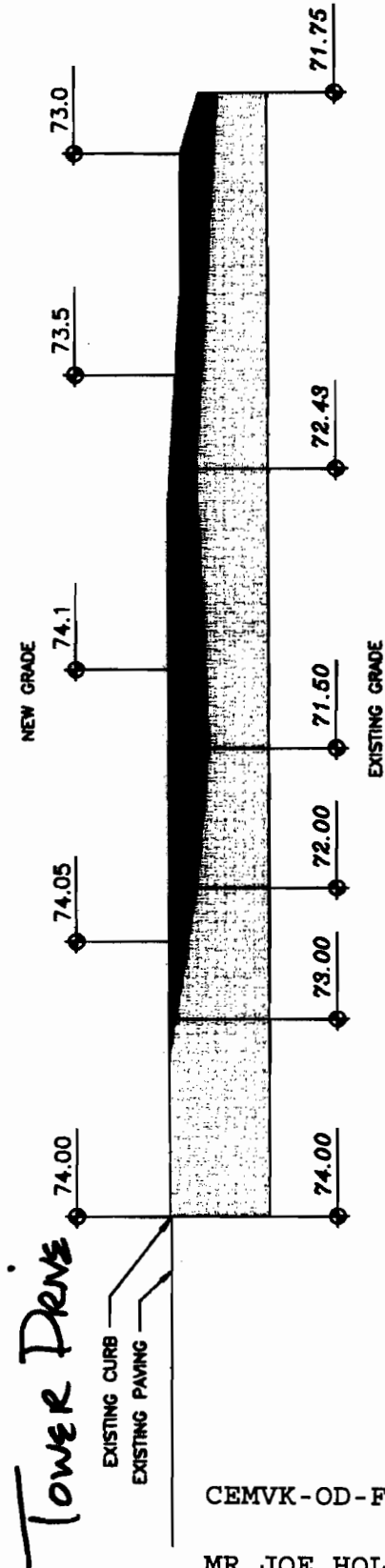
Plan Plot

11/10/06

CEMVK-OD-FE TAM-MVK-2006-1904

MR JOE HOLYFIELD
INTERMOUNTAIN MANAGEMENT OFFICES

LOT "4.5 & 6" TOWER ARMAND CONNECTION



CROSS SECTION OF PROPOSED FILL

11/10/06 *CFB*

CEMVK-OD-FE ADS-MVK-2007-150

MR JOE HOLYFIELD
INTERMOUNTAIN MANAGEMENT OFFICES